

Plan Commission Meeting

Town of Buffalo

July 10, 2006

Present: Wesley Buss, Fred Wollenburg, Jan Banicki, Charlie Church, Gene Mucciolo, Donna Seddon
Others: David Rieckmann, Brenda Landsverk, Paul Landsverk, Bill Bordihn

Chairman called the meeting to order.

Agenda

Agenda was reviewed. Jan Banicki motioned to approve the agenda. Seconded by Wesley Buss. All in favor, motion carried.

Minutes

Minutes were read. Wesley Buss motioned to approve the minutes. Seconded by Jan Banicki. All in favor, motion carried.

Continued Chapter 10 Review Subdivision/Land Ordinance

Gene Mucciolo reviewed changes suggested from last meeting.

Article V--§10.35(G)(1) Change “form” to from

§10.37(1) Scale of 1”=100’

p. 10-27 §10.54 “If the subdivider elects to ? ”

p. 10-32 Conservation Areas, primary. Should “20% slope” be 12% slope?

Application for minor Land Division. Paragraph 2: “40 acres” should be “35 acres”. Also – some copies of the Brochure have 40 acres

Geno Mucciolo will make the changes suggested by the committee and present them to the Town Board for approval. The changes will be posted 14 days prior to the September town meeting.

Citizens and Board Concerns

1. Fred Wollenburg volunteered to research subdivision density and PDR rights for the Plan Commission. The Plan Commission would like to know how we compare with other areas concerning our required 45% open land for a subdivision.
2. Should all landowners within one mile be formally notified? Our land plan requires that landowners be notified of a subdivision but not for a CSM division.
3. Land Use Plan Map – This can be another tool for planning. We will need a public hearing for review before this map can be used.
4. Setbacks – Our building ordinance gives setback requirements for subdivisions but it does not give setback requirements for everyone. This needs to be addressed.
5. Bill Bordihn requests clarification on his property as to if it can be divided to facilitate the sale of it. The property is 23 acres and has already been divided once. It cannot be divided again according to the ordinance that requires 35 acres for division.

General discussion of Zoning. Discussion of McReath application, which was denied by the Board on June 12th.

Next Meeting

September 7th, 2006, Thursday at 7 p.m. at the Town.

Business concluded. Motion to adjourn made by Jan Banicki. Seconded by Wesley Buss. All in favor, Motion carried.

Submitted by Donna Seddon, Town Clerk